



The City of Liberty Hill

P O Box 1990, Liberty Hill, Texas 79642
Phone: (512) 778-5449 Fax: (512) 778-5418

LIBERTY HILL CITY COUNCIL AGENDA

SPECIAL COUNCIL MEETING

MONDAY – DECEMBER 19, 2016 – 6:30 PM

Council Chambers - 2801 Ranch Road 1869 – Liberty Hill, Texas

Connie Fuller – Mayor
Dr. Ron Rhea – Council Member
Wendell McLeod – Council Member

Troy Whitehead – Council Member
Liz Rundzieher – Council Member
Elizabeth Branigan – Mayor Pro Tem

Notice is hereby given that a **SPECIAL MEETING** of the City Council of Liberty Hill will be held **MONDAY – DECEMBER 19, 2016** at 6:30 PM in Council Chambers located at 2801 Ranch Road 1869 to consider items as follows. All items are subject to action.

1) CALL TO ORDER

- a) Establish Quorum
- b) Invocation
- c) Pledge of Allegiance
- d) Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

2) PUBLIC HEARING

LEGAL NOTICE IS HEREBY GIVEN under the provision of Chapter 43 of the Texas Local Government Code that the City of Liberty Hill will hold two public hearings during a Special Meeting of City Council on **MONDAY – DECEMBER 19, 2016** at 6:30 PM. (Hearing #2) for the purpose of receiving public comments on the proposed initiation of a strategic partnership agreement with the Stonewall Municipal Utility District and potential full purpose voluntary annexation for the tracts generally described below and commonly known as:

TRACT 1

BEING DESCRIBED AS A TRACT OF LAND CONTAINING 117.4026 ACRES (5,114,058 SQUARE FEET) OUT OF THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 137.69 ACRE TRACT CONVEYED TO LENNAR BUFFINGTON STONEWALL RANCH, L.P., RECORDED IN DOCUMENT NUMBER 2005070121 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING A PORTION OF A CALLED 145.84 ACRE TRACT CONVEYED TO LENNAR BUFFINGTON STONEWALL RANCH, L.P., RECORDED IN DOCUMENT NUMBER 2005070122 (O.P.R.W.C.T.) SAID 117.4026 ACRES; AND.

TRACT 2

BEING DESCRIBED AS A TRACT OF LAND CONTAINING 65.4018 ACRES (2,848,902 SQUARE FEET) OUT OF THE JOHN B. ROBINSON SUREY, ABSTRACT NO. 521, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 137.69 ACRE TRACT CONVEYED TO LENNAR BUFFINGTON STONEWALL RANCH, L.P., RECORDED IN DOCUMENT NUMBER 2005070121 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND BEING A PORTION OF A 145.84 ACRE TRACT (DESCRIBED AS A 283.53 ACRE TRACT, SAVE AND EXCEPT A 137.69 ACRE TRACT) CONVEYED TO LENNAR BUFFINGTON STONEWALL RANCH, L.P., RECORDED IN DOCUMENT NUMBER 2005070122 (O.P.R.W.C.T.), AND BEING ALL OF A 0.5066 ACRE TRACT CONVEYED IN DOCUMENT NUMBERS 2005087422, 2005087424, 2009055936, 2009057831, 200962299, 2010038524, AND 2014017634 (O.P.R.W.C.T., EACH DOCUMENT CONVEYING AN UNDIVIDED 1/7TH INTEREST IN SAID 0.5066 ACRE TRACT) SAID 65.1018 ACRES in Williamson County, Texas.

The proposed agreement is available for review prior to the Public Hearings at Liberty Hill City Hall - 1120 Loop 332 - Liberty Hill, TX 78642 between the hours of 8:00 AM and 5:00 PM, Monday through Friday. After the required public hearings, City Council of the City of Liberty Hill will consider adoption of the strategic partnership agreement and annexation ordinance at the City Council meeting on MONDAY – DECEMBER 19, 2016. For additional information call City Hall at: (512) 778-5449 - Ext 105, or email Sally McFeron at smcferon@libertyhilltx.gov.

3) PUBLIC COMMENTS

Liberty Hill City Council accepts public comments regarding the Agenda of regular Council meetings and Public Hearings. Individuals wishing to speak may sign in by completing a Public Comment Form and presenting the form to the City Secretary prior to the start of the meeting. Each citizen will be allowed a maximum of three (3) minutes. Public Comment period will last no longer than a total of fifteen (15) minutes.

- a) Public Comments

4) REGULAR AGENDA

- a) Discuss and Consider Action on Final Plat approval for Morningstar Ranch – Phase 1 – Section 4A as recommended by the Planning & Zoning Commission. By: Sally McFeron – Senior Planner
- b) Discuss and Consider Action on Final Plat approval for Morningstar Ranch – Phase 1 for the Morningstar Amenity Center as recommended by the Planning & Zoning Commission. By: Sally McFeron – Senior Planner
- c) Discuss and Consider Action on Preliminary Plan approval for the Highland Oaks Subdivision, which will be a 123 one-acre lot subdivision off, CR 279 as recommended by the Planning & Zoning Commission. By: Sally McFeron – Senior Planner

- d) **Discuss and Consider a Development Agreement for Highland Oaks Subdivision between TD - Tucker Ranch Development, Inc. and the City of Liberty Hill.** By: Sally McFeron – Senior Planner
- e) **Discuss and Take Action on an Agreement for the design and construction of a new park layout, defined in the Scope of Services by Lockwood Engineers, Inc. for the Veterans Memorial Park on Loop 332.** By: Greg Boatright – City Administrator & Jim Bechtol – SUNRhea Designs / Consultant
- f) **Discuss and Consider a Resolution determining the costs of certain public improvements to be financed by the Liberty Parke Public Improvement District (PID), approving a preliminary Service Plan and Assessment Plan; including proposed rolls; directing the filing of the proposed assessment rolls with the City Secretary to make available for public inspection; noticing a Public Hearing on Monday - January 9, 2017 at 6:30 PM to consider an Ordinance levying assessments on property located within the Liberty Parke Public Improvement District (PID); directing City Staff to publish Notice and mail Notice of said Public Hearing and providing an effective date.**

5) CONVENE - EXECUTIVE SESSION

The City Council of Liberty Hill will convene to Executive Session for Consultation with Legal Counsel pursuant to Texas Government Code as follows: Code §551.071 – Consultation with Legal Counsel; Code §551.074 – Personnel Matters; and Code §551.072 – Deliberations about Real Property. Council will entertain discussion and receive legal advice related to the matters referenced below. No action will be taken in Executive Session.

- a) **Legal requirements and procedures for annexation, development and strategic partnership agreement for property located within Stonewall Municipal Utility District (MUD).** *Code §551.071*
- b) **Legal requirements related to approved assessments for the Liberty Parke Public Improvement District (PID).** *Code §551.071*
- c) **Deliberate and Consider matters regarding potential real estate acquisitions.** *Code §551.072*

6) RECONVENE - REGULAR SESSION

The City Council of Liberty Hill will reconvene to Regular Session for Consultation with Legal Counsel pursuant to Texas Government Code as follows: Code §551.071 – Consultation with Legal Counsel; Code §551.074 – Personnel Matters; and Code §551.072 – Deliberations about Real Property. Council will entertain discussion and receive legal advice related to the matters referenced below.

- a) **Legal requirements and procedures for annexation, development and strategic partnership agreement for property located within Stonewall Municipal Utility District (MUD).** *Code §551.071*

- b) Legal requirements related to approved assessments for the Liberty Parke Public Improvement District (PID). *Code §551.071*
- c) Deliberate and Consider matters regarding potential real estate acquisitions. *Code §551.072*

7) ADJOURNMENT

The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any item listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts & Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.087 (Development).

In compliance with the Americans with Disabilities Act, the City of Liberty Hill will provide reasonable accommodation for persons attending City Council meetings. To better serve you, requests should be received 48 hours prior to the meeting; contact the City Secretary at 512-778-5449.

POSTING CERTIFICATION: I, Barbara Zwernemann – City Secretary for the City of Liberty Hill, certify that the attached notice of meeting for the City Council – City of Liberty Hill was duly posted on the bulletin board at Council Chambers located at 2801 Ranch Road 1869 in Liberty Hill, Texas on the 16th day of DECEMBER, 2016 at 5:00 PM. Barbara Zwernemann – City Secretary *Barbara Zwernemann*

REMOVAL CERTIFICATION: I, Barbara Zwernemann – City Secretary for the City of Liberty Hill, certify that the attached notice of meeting was removed from the bulletin board at Municipal Court / Council Chambers located at 2801 Ranch Road 1869 in Liberty Hill, Texas on the _____ day of _____, 2016 at _____. Barbara Zwernemann – City Secretary _____